

## CITY OF TIFFIN ORDINANCE NO. 2026-526

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE ANDERSEN ADDITION – PART THREE FROM, R-12/OPD CONCEPT DISTRICT TO R-1C, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN

BE IT ENACTED BY THE CITY COUNCIL OF TIFFIN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend the official zoning map of the City of Tiffin, Iowa, the Lotus Hill area of Andersen Addition – Part Three, Tiffin, Johnson County, Iowa, from R-12/OPD Concept District to R-1C, Single-Family.

Section 2. Amendment. The following legally described property:

### DESCRIPTION - PROPOSED R-1C ZONING

BEGINNING at the Northeast Corner of said Southwest Quarter of the Northwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest Quarter, 644.93 feet; Thence S89°29'44"W, 1033.85 feet; Thence N70°13'15"W, 124.30 feet; Thence N56°52'57"W, 109.95 feet; Thence S33°07'03"W, 36.61 feet. to a Point on the East Line of Andersen Addition - Part Two, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 62 of the Records of the Johnson County Recorder's Office; Thence N56°52'57"W, along said East Line, 80.00 feet; Thence N33°07'03"E, along said East Line, 35.00 feet; Thence N56°52'57"W, along said East Line, 319.03 feet; Thence N50°01'23"W, along said East Line, 500.70 feet, to the Northeast Corner of said Andersen Addition - Part Two, and a Point on the North Line of the Southeast Quarter of the Northeast Quarter of Section 21, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence N89°40'31"E, along said North Line, 620.00 feet, to the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 21, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence N89°34'17"E, along the North Line of said Southwest Quarter of the Northwest Quarter, 1332.18 feet, to the POINT OF BEGINNING. Said R-1C Zoning Parcel contains 22.97 Acres, and is subject to easements and restrictions of record.

shall be changed from zoning classification R-12/OPD, (Multi-family residential, 9 thru 12-plex Planned Development Overlay Concept District) to R-1C (Single-Family) and that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council approval of a Developer's Agreement as required by the City, Council approval of the preliminary plat, compliance with the requirements of the Tiffin Zoning

Code and the Developer executing all easement agreements the City may require.

Section 3. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Severability. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 7<sup>th</sup> day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Orris introduced Ordinance No. 2026-526, and moved that it be given its first reading. The motion was seconded by Councilperson Johnson.

Ayes: Orris, Olney, Johnson, Schnedler, Limkemann.

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-526, was read the first time, discussed, and placed on record.

On the 21<sup>st</sup> day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Johnson introduced Ordinance No. 2026-526, and moved that it be given its second reading. The motion was seconded by Councilperson Orris.

Ayes: Olney, Johnson, Schnedler, Orris.

Nays: None.

Four members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-526, was read the second time and discussed and placed on record.

On the 5<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_ introduced Ordinance No. 2026-526, and moved that it be given its third and last reading. The motion was seconded by Councilperson \_\_\_\_.

Ayes:  
Nays:

\_\_\_\_\_ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-526 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, and approved by the Mayor on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026.

CITY OF TIFFIN, IOWA:

By: \_\_\_\_\_  
Tim Kasperek, Mayor

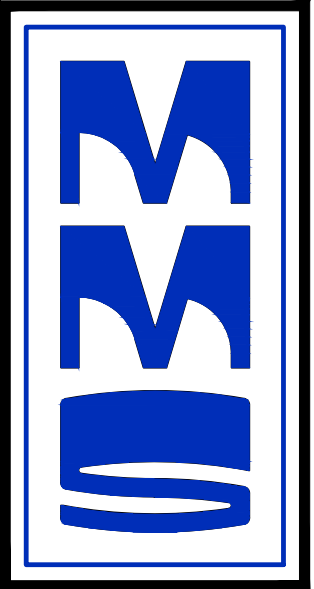
ATTEST:

\_\_\_\_\_  
Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE ANDERSEN ADDITION – PART THREE FROM, R-12/OPD CONCEPT DISTRICT TO R-1C, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and known as No. 2026-526 was duly passed by the Council on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, and signed by the Mayor on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, and published on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-526 in the following places:

The Depot, Tiffin, Iowa  
Casey's, Tiffin, Iowa  
Solon State Bank, Tiffin, Iowa

\_\_\_\_\_  
Abigail Hora, City Clerk



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

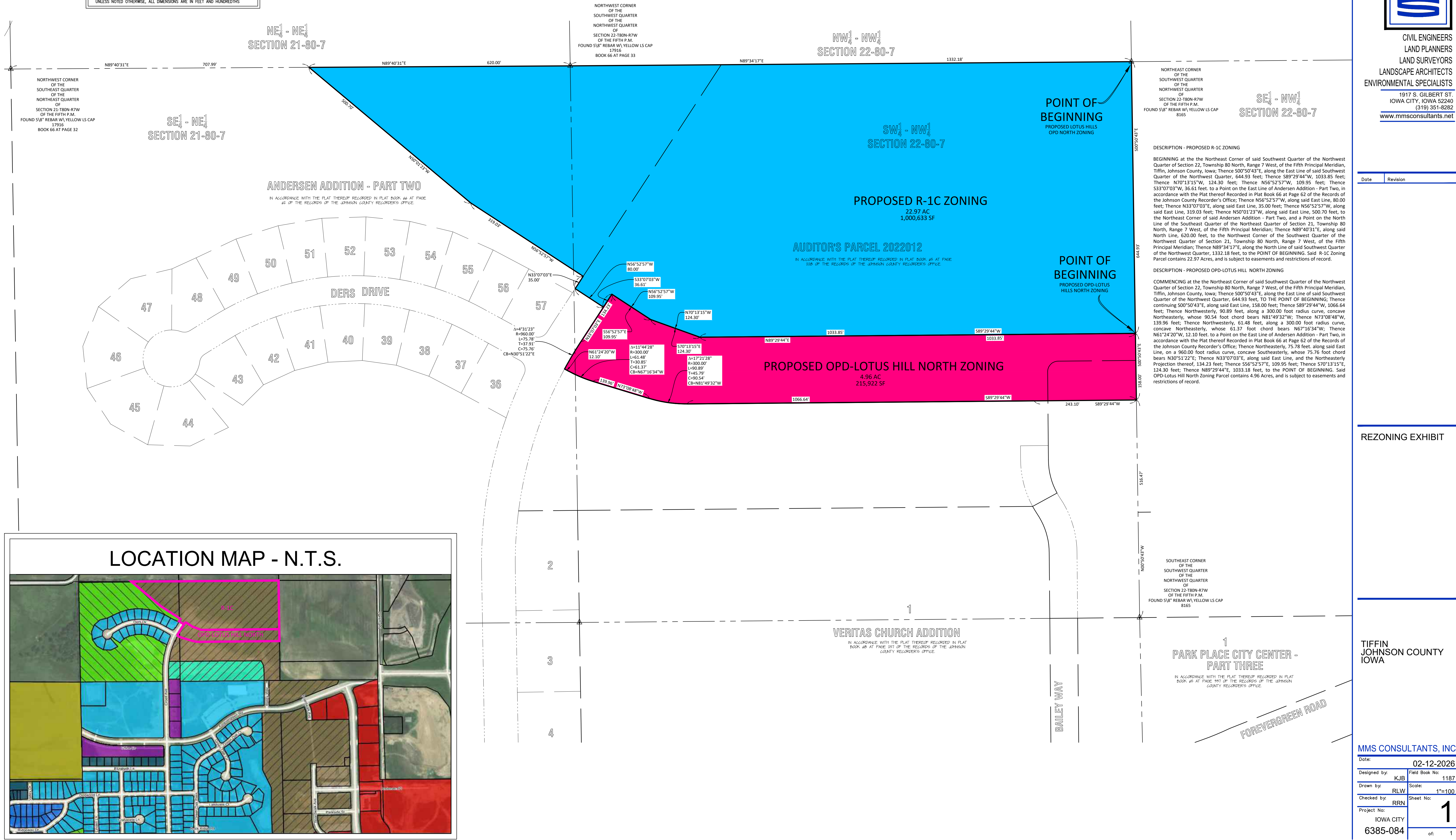
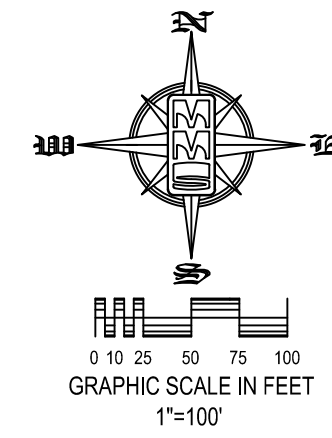
1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

# REZONING EXHIBIT

## TIFFIN, JOHNSON COUNTY, IOWA

LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
●	PROPERTY CORNERS(S), FOUND (as noted)
○	PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
⊙	CUT "X"
—	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATED OR BY DEED
---	EASEMENT LINES, WIDTH & PURPOSE NOTED
---	EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
C22-1	CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



Date	Revision

REZONING EXHIBIT

TIFFIN  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	02-12-2026
Designed by:	KJB
Drawn by:	RLW
Checked by:	RRN
Project No:	IOWA CITY 6385-084
Field Book No:	1187
Scale:	1"=100'
Sheet No:	1
of:	1

LOCATION MAP - N.T.S.

